

**MINUTES**  
**WEST LAFAYETTE REDEVELOPMENT COMMISSION**  
**Morton Community Center – Multi-Purpose Room**  
**222 N. Chauncey Avenue**  
**West Lafayette, Indiana**  
**April 15, 2015**

The meeting was called to order at 8:33 a.m.

The Pledge of Allegiance was recited.

Vice President Bob Schauer called the role.

Present: Johari Miller-Wilson, Larry Oates, Bob Schauer, Brian Bittner, Steve Curtis,  
Patrick Hein

Absent: Peter Gray

**Old Business:**

**Minutes**

Commissioner Miller-Wilson moved to approve the minutes of the March 25, 2015 Redevelopment Commission meeting. Commissioner Schauer seconded. The minutes were approved as written 4-0.

**Project Updates**

Public Works Director David Buck updated the Commission on the following projects:

- The well-attended Happy Hollow Road public information meeting occurred on April 2, 2015 at 5:00 p.m. at the Tippecanoe Public Library. The work was initially scheduled to begin on or around April 6, 2015 but due to construction and manufacturing of the new culvert, it has been pushed back. Work is planned to begin on April 20 or 21 by closing Happy Hollow Road at the culvert crossing just south of Catherwood Drive. The work should be completed around mid-June. The intersection of Happy Hollow Road and River Road will be closed upon completion of the culvert construction in order to raise the road out of the 100 year flood plain. This intersection should be open by the end of August.
- Cumberland Avenue Ph. III Project – Water line relocation is nearing completion with expected wrap up in the next 1-2 weeks. Milestone has brought in a second storm sewer crew, which has sped up their work. The project is on track.
- Cattail Trail Extension – Work is picking back up along the west side of Sagamore Parkway to Cumberland all the way to Neil Armstrong Drive. Construction to finish the grading for the new trail will be coordinated closely with INDOT's patching and resurfacing work on Sagamore Parkway.

- Northwestern Avenue Safety Improvements Phase 4 – This project is beginning. A request to authorize the Board of Works to receive bids is on today's agenda.
- 2015 Street Resurfacing Project – This project is beginning. A request to authorize the Board of Works to receive bids is on today's agenda.
- 5<sup>th</sup> and 6<sup>th</sup> Street Sidewalk Repair Project – This project is beginning. A request to authorize the Board of Works to receive bids is on today's agenda.
- Lindberg between Northwestern and Salisbury Street – Surveying work is complete and DLZ is analyzing the information that was picked up looking for any environmental issues or other utility coordination or conflicts. Work on the preliminary engineering report has begun to look at the possible options for roadway cross section and design features that can be billed with the project. The capital plan reflects construction in 2016.

Fire Chief Dave Heath updated the Commission on the following project:

- Fire Truck – The Fire Chief is going to meet with KME next week in Indianapolis. There are no changes being made to the truck, but updates regarding where they are in the construction phase of the truck are expected. Expected completion date is October 2016.

Parks and Recreation Superintendent Janet Fawley updated the Commission on the following projects:

- Happy Hollow Bridge – This project is almost done and moving along really well. Looking to put together a bid package for another section of trail. The construction would begin this summer.
- Garden Street Project – They were unable to come to an agreement with one of the namers, but the project is moving forward and the ground is seeded. The costs will likely be under budget due to the installation of a simple split-rail fence on the city's side of the property.

Director of Development Chandler Poole updated the Commission on the following projects:

- TIF Extension – Mr. Poole has been working with Jim Treat and Tom Brooks to pursue the documentation and the procedure on extending the TIF. A proposal or agreement on extending the TIF districts should be available at the May meeting.
- IMI Building – This building is to be located in the Purdue Research Park. IMI are working to get plans to David Buck's office so that they can begin building soon. They are looking at a groundbreaking ceremony in June.

#### Other

There was no further old business.

## **New Business:**

### **Review of Financial Schedules**

The March 2015 financial schedules were presented by Treasurer Rhodes.

### **Payment of Claims**

#### **Levee/Village TIF Claims**

**\$50,735.00**

Commissioner Curtis moved to pay the Levee/Village TIF claims. Commissioner Miller-Wilson seconded.

The roll call vote:

**Aye:** Miller-Wilson, Oates, Schauer, Curtis

**Nay:**

The motion to approve the payment of the Levee/Village TIF claims in the total amount of \$50,735.00 passed 4-0.

#### **KCB TIF Claims**

**\$21,876.79**

Commissioner Curtis moved to pay the KCB TIF claims. Commissioner Schauer seconded.

The roll call vote:

**Aye:** Miller-Wilson, Oates, Schauer, Curtis

**Nay:**

The motion to approve the payment of the KCB TIF claims in the total amount of \$21,876.79 passed 4-0.

### **Bid Acceptance – 2015 Street Resurfacing**

Public Works Director David Buck spoke regarding this project. Two bids were received at the Board of Works. The first from Milestone Contractors, L.P. in the amount of \$509,468.00. The second from Rieth Riley Construction Co., Inc. in the amount of \$464,094.75. The Engineering Department is continuing to review the bids but will likely choose Rieth Riley barring any errors found in their bid package. Mr. Buck requests the authorization to have the Board of Works approve the contract on the Redevelopment Commission's behalf at their April 21, 2015 meeting. Mr. Buck will then come back at the May 20, 2015 Redevelopment Commission meeting and have that contract ratified if necessary. \$300,000 is budgeted for this project in the Levee/Village TIF district. Motion to give the Board of Works the authority to act on the behalf of the Redevelopment Commission in accepting the lowest and most responsive bid for the 2015 Street Resurfacing Project in an amount not to exceed the Redevelopment Commission's budget of \$300,000 but other monies by the city can be used by other areas was moved by Commission Miller-Wilson, seconded by Commissioner Shauer.

The roll call vote:

**Aye:** Miller-Wilson, Oates, Schauer, Curtis

**Nay:**

The motion was passed 4-0.

Motion to give the Board of Works the authority to act on the behalf of the Redevelopment Commission in approving a contract for the 2015 Street Resurfacing Project and entering into that contract was moved by Commissioner Curtis and seconded by Commissioner Miller-Wilson.

The roll call vote:

**Aye:** Miller-Wilson, Oats, Schauer, Curtis

**Nay:**

The motion was passed 4-0.

#### Bid acceptance – 2015 5<sup>th</sup> and 6<sup>th</sup> Street Curb and Sidewalk Project

Treasurer, Judy Rhoades commented that the Levee/Village TIF has \$300,000 on Line 24 that is designated for Russell Street improvements. The combination of lines 24 and 27 can be used for the acceptance of bids for the 5<sup>th</sup> and 6<sup>th</sup> Street Project. Russell Street is now going to be incorporated into the State Street Master Plan. This 5<sup>th</sup> and 6<sup>th</sup> Street Project was intended to be funded by CDBG monies, but that is not released until the end of July and it would be too late to start that project. Commissioner Oates would like to substitute the money for the Russell Street improvements to pay for the 5<sup>th</sup> and 6<sup>th</sup> Street Curb and Sidewalk Project.

Public Works Director David Buck stated there was only one bid received at the Board of Works for the 5<sup>th</sup> and 6<sup>th</sup> Street Curb and Sidewalk Project. Dixon Construction's bid was in the amount of \$201,962.50. This is below the \$300,000 budget that is in Line 24 and below the estimate of \$230,000. The bid needs to be reviewed, but this appears to be an awardable bid. Mr. Buck requests the commission to allow him to use the funding in line 24 in lieu of the Russell Street improvements.

Commissioner Miller-Wilson motioned to give the Board of Works the authority to accept on behalf of the Redevelopment Commission the lowest and most responsive bid for the work on 5<sup>th</sup> and 6<sup>th</sup> Street Curb and Sidewalk project, to contract on behalf of the Redevelopment Commission for that bid and that monies that we have budgeted on line 24 Russell Street improvements be used for the 5<sup>th</sup> and 6<sup>th</sup> Street Project in an amount not to exceed \$201,962.50. Motion was seconded by Commissioner Schauer.

The roll call vote:

**Aye:** Miller-Wilson, Oats, Schauer, Curtis

**Nay:**

The motion was passed 4-0.

#### Request to Approve Contract of Northwestern Phase IV

Public Works Director David Buck stated there were two bids received at the Board of Works. The first from Milestone Contractors, L.P. in the amount of \$1,792,610.75 and the second from Rieth Riley Construction Co., Inc. in the amount of \$1,934,200.00. Carly Sheets from Butler Fairman & Seufert is present and has been working with the City to review the bids to ensure they have a good project. Mr. Buck is continuing to review several alternates as well as work with Purdue University for calculating the items and contracts in which they would reimburse the City. Mr. Buck is recommending the acceptance of the base bid from Milestone with an agreement

drafted and ready to be signed. Mr. Buck would like to authorize those notice of award and notice to proceed to the contractor.

Mr. Buck explained that Northwestern Phase IV is the last phase of improvements for Northwestern Avenue. Phase I was storm water improvement, Phase II was the improvements on Lindberg and Yeager, Phase III was between Stadium down to Grant Street and the Dodge intersection. The main part of the work in Phase IV will be from Grant Street down to North Street at the fire station on Northwestern. The intersection at Grant Street will be re-worked with similar safety improvements. Those safety improvements include: wider sidewalks, more coordinated travel lanes, new traffic signals and some pedestrian railing. Starting at Dodge Street going north to Lindberg Road there will be some items in the base bid for the pedestrian and signal improvements at the Cherry Lane intersection. The most noticeable improvement will be lighting. If the City can afford alternate bid #2 that will provide lighting similar to what was done for Perimeter Parkway as well as matching the style that's north by Lindberg Road by Faith West.

Commissioner Curtis moved to accept two bids, one from Rieth Riley Construction Co., Inc. at \$1,934,200.00 and one from Milestone Contractors, LP \$1,792,610.75 for the Northwestern Phase IV project. Seconded by Commissioner Schauer.

The roll call vote:

**Aye:** Miller-Wilson, Oats, Schauer, Curtis

**Nay:**

The motion was passed 4-0.

Commissioner Schauer moved to approve the bid of Milestone Contractors, L.P. as being the lowest and most responsive bid for the Northwestern Avenue Phase IV safety improvement project. Seconded by Commissioner Curtis.

The roll call vote:

**Aye:** Miller-Wilson, Oats, Schauer, Curtis

**Nay:**

The motion was passed 4-0.

After reviewing the Contract Commissioner Oates noted that it was lacking many paragraphs that are required by the Redevelopment Commission and state statute. Commissioner Oates would like to give the Board of Works the authority to approve the contract on the behalf of the Redevelopment Commission at their next meeting if it meets the approval of the attorney for the Redevelopment Commission. Mr. Buck would like the Commission to approve it subject to those items and the attorney's approval or satisfaction to help with issuing the Notice to Proceed. Specifications state the Notice to Proceed is to be issued today. If it is not issued today, there would be a week of time where the contractor could not be able to begin ordering materials.

Commissioner Miller-Wilson motioned to table current motion until later in the meeting. Seconded by Schauer. The motion was passed 4-0.

Resolution No. RC 2015-5

Treasurer Judy Rhoades stated this resolution is essentially a book keeping matter. At the end of the year the Clerk's office requested review of Purchase Orders to close in the TIF districts which Mr. Buck did do. Purchase Orders from 2013 in support of the Salisbury Street Project were closed prematurely. Mr. Buck has authorized the retainage payments pending authority from the Commission through an appropriation to make those payments. This proposed solution is to use the appropriation in the Sagamore TIF district and Levee/Village TIF district that were originally allocated for median maintenance and re-allocate those funds to road construction in order to make the retainage payments.

Based on a legal opinion from the Indiana Court of Appeals, the Redevelopment Commission is unable to assist with median maintenance. The City is currently looking where to get monies for median maintenance which is outside of the Redevelopment Commission's budget.

Commissioner Curtis motioned to approve Resolution No. RC-2015-5 a resolution requesting the transfer of funds in the Levee/Village TIF district of \$35,000 to come out of the repair maintenance services medians fund and will be transferred to the road construction fund also in that same TIF district \$12,085.75 will come out of contract services and be transferred to road construction. In the Sagamore Parkway TIF district \$19,505.04 will come out of repair maintenance services medians and be transferred to the road construction fund. Seconded by Commissioner Schauer.

The roll call vote:

**Aye:** Miller-Wilson, Oats, Schauer, Curtis

**Nay:**

The motion was passed 4-0.

### **Public Comment**

Public Comment was requested. The next meeting of the Commission were confirmed.

### **Wednesday, May 20, 2015 @ 8:30 a.m. Morton Community Center – Multi-purpose Room**

Commissioner Miller-Wilson moved to take a 5 minute recess until the contract for the Northwestern Phase IV Project was finished. Seconded by Commissioner Schauer. The motion passed 4-0. Meeting recessed at 9:16 a.m.

The meeting resumed at 9:31 a.m.

Commissioner Miller-Wilson moved to approve contract for Milestone Contractors, L.P. to move forward with the Northwestern Phase IV project in the amount of \$1,792,610.75. Seconded by Commissioner Curtis.

The roll call vote:

**Aye:** Miller-Wilson, Oats, Schauer, Curtis

**Nay:**

The motion was passed 4-0.

Commissioner Curtis motioned to approve the Notice of Award and gave permission to Public Works Director David Buck Notice to Proceed. Seconded by Miller-Wilson.

The roll call vote:

**Aye:** Miller-Wilson, Oats, Schauer, Curtis

**Nay:**

The motion was passed 4-0.

#### Other

Director of Development Chandler Poole introduced Amanda Ray as the new staff member to assist with the Redevelopment Commission Meetings.

#### Adjourn

There being no further new business, Commissioner Schauer moved to adjourn. Commissioner Curtis seconded. The meeting adjourned at 9:36 a.m.

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Stephen B. Curtis  
Secretary

Approved:

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Lawrence T. Oates  
President